

Adopted 8-8-12
effective 9-8-12

ORDINANCE NO. 12-711

ORIGINAL

AN ORDINANCE OF THE CITY COUNCIL OF THE
CITY OF CALIFORNIA CITY
AMENDING THE CALIFORNIA CITY MUNICIPAL CODE
AS IT RELATES TO PERMITTED AND CONDITIONAL USES

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CALIFORNIA CITY
as follows:

1. Purpose.

This Ordinance amends the Municipal Code regarding permitted and conditional uses in all commercial zones and move selected items from C4 Service Commercial to M1 Light Industrial.

2. Amendment: Commercial Districts.

Section 9-2.1402 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.1402. General Provisions and Exceptions.

The following applies to all commercial districts:

(a) Prior to issuance of a building permit, proposed commercial uses shall be reviewed by the Planning Director for compliance with applicable standards and regulations of this chapter.

(b) Businesses, services and processes shall be conducted within enclosed structures, except for off-street parking, off-street loading areas, and patio dining for restaurants and businesses which by their nature must be conducted outside a structure.

(c) No use shall emit noxious odor, fumes, dust, smoke, cinders, dirt, refuse, water-carried waste, noise, vibration, illumination, glare or unsightliness or to involve any hazard of fire or explosive."

3. Amendment: Permitted Uses (C1).

Section 9-2.1501 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.1501. Permitted Uses.

The following uses are permitted in the C1 District (building size under 2500 sq. ft.):

(a) Retail businesses:
Apparel stores
Bakeries
Candy, nut and confectionery
Cleaning and laundry agencies, including the use of one synthetic dry cleaning machine using nonflammable and non-explosive solvents

- Clinics/medical offices
- Convenience markets
- Gunsmith shops
- Floral shops
- Food stores
- Liquor
- Meat markets, not including food lockers
- Musical Instrument sales and repair shops
- Office Machines sales and service
- Offices
- Pharmacy
- Picture Framing
- Restaurants/Catering
- Retail stores
- Shoe sales, service and repairs
- Sporting goods shops
- Stationery stores
- Tailoring/pressing/altering clothing
- Video machine and tape sales/rental

(b) Banks and financial institutions."

4. Amendment: Conditional Uses.

Section 9-2.1502 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.1502. Conditional Uses All Commercial Districts.

(a) A commercial business not specifically listed for a zone can be operated if the business is similar to a listed business and not shown below.

(b) The following uses may be permitted in commercial districts unless otherwise specified with a conditional use permit:

- Ambulance service
- Amusement parks
- Automotive service and repair (conditional in C1, C2, C3, and C5)
- Automotive storage yards
- Bars not located within three hundred feet of any residential or public uses (conditional in C1 and C4)
- Bowling alleys
- Churches (minimum lot size 15,000 square feet and conditional in C1, C2, C3)
- Commercial recreational
- Dance halls and studio
- Diaper supply service
- Exterminators
- Fire stations
- Gas regulator stations (conditional in C1, C2, C3)
- Gasoline service stations, including dispensing of diesel fuel and complete truck service (conditional in C1, C2, C3)

- Gymnasiums (conditional in C1, C2, C3)
- Kennels
- Laboratories
- Licensed day care facilities
- Markets including convenience (conditional in C4)
- Mini-storages
- Offices (conditional in C4)
- Police stations
- Pool halls
- Private clubs/lodges (conditional in C1, C2, C3)
- Private recreational facilities
- Recycling and collection facilities (conditional in C4)
- Residential use as an accessory use
- Restaurants/eating places including serving beer and wine, patio dining, drive-in and drive through (conditional in C4)
- Skating rinks, including ice, roller, skateboard (conditional in C1, C2, C3)
- Small animal hospitals
- Stadiums
- Taxidermist
- Theaters and auditoriums (conditional in C1, C2, C3)
- Tire sales and service (conditional in C1, C2, C3, C5)
- Utility pumping stations"

5. Amendment: Permitted Uses (C2).

Section 9-2.1601 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.1601. Permitted Uses.

The following uses are permitted in the C2 District (building size up to 4,000 sq. ft.):

- (a) Uses permitted in the C1 District.
- (b) Retail businesses.
- (c) The following commercial uses:
 - Appliance sales and service
 - Art/Antique shops
 - Barber Shop
 - Bars not located within three hundred feet of any residential or public uses
 - Beauty Shop
 - Bicycle shops
 - Broadcasting studios
 - Business, professional and trade schools and colleges, including public utility training schools
 - Garden suppliers
 - Laundromats to include coin operated and self-service
 - Medical supply store
 - Music/Sound studio

Parking facilities
Radio/TV sales and repairs
Tool and cutlery sharpening
Watch and clock sales and repair

(d) Conditional uses are permitted in accordance with Section 9-2.1502(b)."

6. Repeal.

Section 9-2.1602 of the California City Municipal Code is repealed.

7. Amendment: Purpose (C3).

Section 9-2.1700 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.1700. Purpose.

The Commercial/Office District as designated in the General Plan is intended to provide for the development of professional and administrative office space with commercial retail. This district may also be established as a transitional zone between residential and commercial uses."

8. Amendment: Permitted Uses (C3).

Section 9-2.1701 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.1701. Permitted Uses.

The following uses are permitted in the C3 district (building size up to 4,000 sq. ft.):

(a) Uses permitted in C1 and C2.

(b) The following retail commercial uses:
Automotive sales and rentals
Book Binding
Equipment sales and rentals
Farm feed and equipment sales
Trailer sales and rentals

(c) Conditional uses are permitted in accordance with Section 9-2.1502(b)."

9. Repeal.

Section 9-2.1702 of the California City Municipal Code is repealed.

10. Amendment: Permitted Uses (C4).

Section 9-2.1801 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2-1801. Permitted Uses.

The following uses are permitted in the C4 district:

- (a) The following limited, service commercial uses:
- Automobile repairing, overhauling, rebuilding, painting
 - Automobile washing, including the use of mechanical conveyors, blowers and steam cleaning
 - Blueprint and Photostat shops
 - Cabinet shops
 - Carpenter shops
 - Carpet and rug cleaning and dyeing
 - Churches in excess of 15,000 square feet minimum lot size
 - Dry Cleaning
 - Gasoline service stations, including dispensing of diesel fuel and complete truck service
 - Glass shops
 - Gymnasiums
 - Linen supply
 - Locksmiths
 - Motorcycle sales and service
 - Photographic developing and printing
 - Plumbing shops
 - Private Clubs/Lodges
 - Refrigeration equipment sales and service
 - Safe and vault repairing
 - Sign painting
 - Stone and monument yards including stone mills
 - The installation of pump and underground storage tank having a capacity of three thousand gallons, when used for private companies listed as Class I under federal requirements for gasoline allotments (i.e., food suppliers, medical suppliers, etc.); also installation of underground storage tanks for auxiliary emergency facilities such as convalescent hospitals, hospitals, nursing homes, etc.
 - Tire sales and repair
 - Theaters
 - Upholstering shops
 - Utility pumping station
 - Vending machines

- (b) Conditional uses are permitted in accordance with Section 9-2.1502(b)."

11. Repeal.

Section 9-2.1802 of the California City Municipal Code is repealed.

12. Amendment: Permitted Uses (C5).

Section 9-2.1901 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.1901. Permitted Uses.

The following are permitted in the C5 District:

- (a) Uses permitted in the C1, C2 and C3 District only in large shopping centers:
Churches in excess of 15,000 square feet minimum lot size
Gasoline Service stations
Gymnasiums
Hotels and motels
Motorcycles sales/repairs
Private Clubs/Lodges
Regional shopping
Regional shopping centers and malls
Theaters
- (b) Conditional uses are permitted in accordance with Section 9-2.1502(b)."

13. Repeal.

Section 9-2.1902 of the California City Municipal Code is repealed.

14. Amendment: Conditional Uses (M1).

Section 9-2.2102 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.2102. Conditional Uses.

The following additional uses may be permitted in the M1 district with a conditional use permit if the Planning Commission finds special devices, construction or site design are planned to eliminate the nuisance or hazardous characteristics normally attendant to operations of the use; and the use reasonably can be expected to conform with the required conditions prescribed for the M1 zone:

- (a) Airports and heliports
- (b) Assembly of electrical equipment such as radio and television receivers, phonographs, and home motion picture equipment.
- (c) Assembly of small electric appliances such as lighting fixtures, irons, fans, toasters, and electric toys, but not including refrigerators, washing machines, dryers, dishwashers, and similar home appliances.
- (d) Contractors storage yard
- (e) Manufacture and assembly of electrical supplies such as coils, condensers, crystal holders, insulation, lamps, switches and wire cable assembly, provided no noxious or offensive fumes or odors are produced.
- (f) Manufacture and maintenance of electric and neon signs, billboards, commercial advertising structures and light sheet metal products, including heating and ventilating ducts and equipment, cornices, eaves, and the like.

(g) Manufacture of cutlery, hardware and hand tools; die and pattern making; metal stamping, and extrusion of small products such as costume jewelry, pins and needles, razor blades, bottle caps, buttons, and kitchen utensils.

(h) Manufacture of scientific, medical, dental and drafting instruments, orthopedic and medical appliances, optical goods, watches and clocks, electronic equipment, precision instruments, musical instruments, cameras and photographic equipment except film.

(i) Residential uses, provided:

- (1) at least 700 square feet shall be devoted exclusively to habitation;
- (2) no more than 33% of the structure shall be devoted to habitation;
- (3) a one-hour fire wall, as determined by the Uniform Building Code, shall separate portions of the structure devoted to residential use from other uses; and
- (4) the permit shall terminate each time the residential use ceases."

15. Amendment: Site and Structure Requirements.

Section 9-2.2103 of the California City Municipal Code is amended and reenacted to read as follows:

"9-2.2103. Site and Structure Requirements (M1).

(a) There is no minimum lot area in the M1 District.

(b) The minimum setback requirements in the M1 District are:

- (1) Twenty (20) feet in the front.
- (2) Twenty (20) feet in the rear or side yard if the rear or side yard abuts a residential district. There are no rear or side yard minimums if the lot does not abut a residential district."

16. Other.

Except as provided herein, the California City Municipal Code is reaffirmed and readopted.

PASSED, APPROVED AND ADOPTED on August 8, 2012, by the following vote:

AYES: Fuller, McGuire, Lessenevitch, Smith

NOES: Bohannon

ABSENT: None

ABSTAIN: None


Mayor

ATTEST:


Denise Hilliker, City Clerk

(SEAL)